

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Houston

State: TX

PJ's Total HOME Allocation Received: \$204,513,324

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:							
			PJs in State: 38				
% of Funds Committed	90.69 %	88.74 %	11	90.66 %	45	52	
% of Funds Disbursed	70.68 %	79.23 %	32	81.06 %	5	10	
Leveraging Ratio for Rental Activities	3.26	4.05	12	4.62	33	40	
% of Completed Rental Disbursements to All Rental Commitments***	68.04 %	81.32 %	30	81.27 %	11	14	
% of Completed CHDO Disbursements to All CHDO Reservations***	31.02 %	57.72 %	32	68.23 %	9	7	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	58.80 %	70.09 %	30	79.86 %	4	9	
% of 0-30% AMI Renters to All Renters***	24.08 %	36.23 %	26	44.82 %	7	17	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.44 %	95.55 %	28	94.65 %	42	36	
Overall Ranking:			In State:	28 / 38	Nationally:	2 12	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$12,909	\$14,049		\$25,419	3,563 Units	28.80 %	
Homebuyer Unit	\$6,926	\$9,433		\$14,530	8,579 Units	69.30 %	
Homeowner-Rehab Unit	\$35,424	\$30,082		\$20,251	244 Units	2.00 %	
TBRA Unit	\$0	\$3,562		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Houston TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$38,197	\$45,215	\$35,353
State:*	\$51,405	\$58,896	\$32,730
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.86

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	6.6	5.4	9.4	0.0
Black/African American:	45.2	27.8	71.3	0.0
Asian:	0.1	1.5	0.0	0.0
American Indian/Alaska Native:	0.3	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.1	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	0.8	0.0	0.0
Asian/Pacific Islander:	0.2	3.1	0.0	0.0

ETHNICITY:

Hispanic	47.4	60.4	19.3	0.0
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HOUSEHOLD SIZE:

1 Person:	30.2	12.8	54.1	0.0
2 Persons:	25.2	16.1	24.2	0.0
3 Persons:	20.8	22.6	9.4	0.0
4 Persons:	16.0	24.8	6.1	0.0
5 Persons:	4.9	14.8	3.7	0.0
6 Persons:	2.0	6.1	1.2	0.0
7 Persons:	0.3	2.1	0.8	0.0
8 or more Persons:	0.6	0.9	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	28.5	12.3	13.5	0.0
Elderly:	12.1	0.5	75.8	0.0
Related/Single Parent:	30.4	34.1	4.5	0.0
Related/Two Parent:	25.0	51.2	6.1	0.0
Other:	4.0	1.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.9	0.0 [#]
HOME TBRA:	14.1	
Other:	5.8	
No Assistance:	60.2	

of Section 504 Compliant Units / Completed Units Since 2001 16

* The State average includes all local and the State PJs within that state

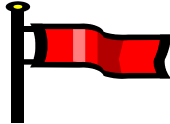
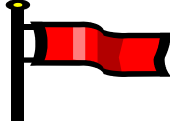
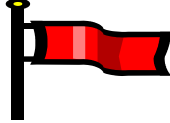
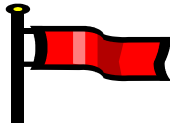
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Houston State: TX Group Rank: 2
(Percentile)
State Rank: 28 / 38 PJs Overall Rank: 12
(Percentile)
Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	68.04	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	31.02	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	58.8	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	96.44	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	4.45	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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